



7 Plantation Avenue, East
Markham, NG22 0SE



2



2



2

£240,000



This period home is situated on Plantation Avenue, a residential area located in the heart of the popular village of East Markham. Offered with no upward chain, the property features two double bedrooms, two reception rooms, a dining kitchen, downstairs w.c., and a useful attic room with en-suite. The property sits on 1/10th acre, with ample off road parking to the front and an enclosed lawned garden to the rear.





LOBBY

1.83m x 1.31m (6'0" x 4'4")

UPVC double glazed obscure front entrance door, timber effect floor covering, staircase leading to 1st floor, door leading to sitting room

SITTING ROOM

4.70m x 3.62m (15'5" x 11'11")

UPVC double glazed splayed bay window to front aspect, double panel radiator, brick fireplace with exposed oak beam above

DINING ROOM

4.71m x 2.46m (15'6" x 8'1")

Timber effect laminate floor covering, UPVC double glazed French doors to rear aspect and matching window to rear aspect. Double panel radiator, good sized under stair storage cupboard with shelving and electric consumer unit.

REAR LOBBY

1.81m x 1.51m (5'11" x 5'0")

Upvc double-glazed doors to left and right aspects.

DINING KITCHEN

3.91m x 3.12m (12'10" x 10'2")

Fitted with a range of gloss base and wall units consisting of cupboards and drawers underneath roll-top work surfaces with tiled splashback. Appliances include a 'Belling' electric four-ring hob with an extractor hood above and a 'Belling' electric fan-assisted oven. There is space and plumbing for a washing machine, space and supply for several under-counter appliances, double panel radiator, tiled floor covering, UPVC double glazed windows to front and rear aspects, ceiling-mounted downlights, wall-mounted timer control for central heating.



DOWNSTAIRS W.C.

1.54m x 0.87m (5'1" x 2'11")

Double panel radiator, low-level dual flush WC, UPVC double glazed obscure window to rear aspect tiled floor covering.

1ST FLOOR-LANDING

Stairs leading to 2nd-second floor, UPVC double glazed window to right aspect.

BEDROOM ONE

4.72m x 2.50m (15'6" x 8'2")

UPVC double glazed window to front aspect, double panel radiator, shower enclosure with main fed shower within.

BEDROOM TWO

3.30m x 2.58m (10'10" x 8'6")

UPVC double glazed window to rear aspect, double panel radiator, under-stair storage cupboard and further cupboard with shelving within.

BATHROOM

2.47m x 2.27m (8'1" x 7'5")

Panel bath with electric 'Mira' shower above, pedestal wash hand basin, low-level dual flush WC, tiled floor covering, ladder style towel radiator, UPVC double glazed obscure window to rear aspect, cupboard with shelving within.

2ND FLOOR-ATTIC ROOM

5.67m x 4.00m (18'7" x 13'1")

Laminate floor covering, double panel radiator, two 'Velux' double glazed rooflights to rear aspect, door leading to shower room.

EN-SUITE SHOWER ROOM

1.53m x 1.26m (5'0" x 4'1")

Fully tiled shower enclosure with mains fed shower within, wall mounted wash hand basin. Tiled walls to half height with matching tiled floor covering.

GARDENS & GROUNDS

The property can be accessed off Plantation Avenue via a driveway, which provides ample off-road parking and leads to the front entrance door. A gate leads from the driveway to a path along the right aspect of the property, which is where the oil storage tank is located. The garden to the rear is laid mainly to lawn and features a variety of mature trees. The 'Worcester' oil-fired central heating boiler is situated at the rear of the property.

TENURE

Freehold

COUNCIL TAX

Band A

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.





Floorplan



Total area: approx. 104.1 sq. metres (1120.1 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 42 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

www.epc4u.com



Newton Fallowell Retford (Sales)

01777 713910

retford@newtonfallowell.co.uk